

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

October 3, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair Mark Kilkenny called the meeting to order at 2:40 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	Absent
Susan Alleman	
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	
Antoine Bryant	Absent
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Algenita Davis	
Martha Stein	
Eileen Subinsky	Absent
Blake Tart III	Arrived at 2:52 p. m during item 1
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Richard Stolleis for The Honorable Grady Prestage	Absent
Raymond Anderson for The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 19, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 19, 2013 Planning Commission meeting minutes.

Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION BY SCENIC HOUSTON

The presentation was made by Jeff Ross and Ann Culver.

II. PLATTING ACTIVITY (Consent items A and B, 1- 101)

Item **22** was changed from approved to defer. Items removed for separate consideration: **101**.

Staff recommendation: Approve staff's recommendations for items **1 – 101** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 101** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **101** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **101** subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

C PUBLIC HEARINGS

102 Memas C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Speakers for item 101: Frank Markantonis-supportive; Ann Quinn Todd-undecided

103 River Oaks Sec 4 partial replat no. 1 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Rutland Park Addition Partial Replat No. 3 C3N Defer

Staff recommendation: Defer the plat for two weeks for Chapter 42 Standards

Commission action: Deferred the plat for two weeks for Chapter 42 Standards

Motion: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

105 Winlow Place partial replat no. 2 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

106 Aliana Waste Water Treatment Plant C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

107 FM 529 Industrial West C3P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Edminster** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

108 Gault Road Acres C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 109, 110, 114, 117 and 120 were taken together at this time with staff requesting a two week deferral on all items.

109 Harper Woods	C3P	Defer
110 Kitzman Tract GP	GP	Defer
114 Villas at Yale Square	C2R	Defer
117 Woodlands Creekside Park Village Center	C2R	Defer
Sec 1 replat no 1		
120 Oderco Inc.	C2	Defer

Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards and further study and review.
Commission action: Deferred the plats for two weeks for Chapter 42 planning standards and further study and review.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

111 Meldrum Commercial Reserve C2R Defer
Staff recommendation: Defer the plats for two weeks for further study and review.
Commission action: Deferred the plats for two weeks for further study and review.
Motion: **Asakura** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

112 Museum of Fine Arts Houston Sec 1 C2 Approve
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Asakura** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**
Speaker for item 112: Gwen Goffe – supportive

Commissioner Alleman abstained and left the room.

113 San Jacinto College North Campus C2 Approve
West Addition

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

115 Willows Edge C3P Approve

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

116 Woodland Creek GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

118 Briscoe Falls GP GP Approve

Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

119 Gateway Northwest Business Park C2R Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Asakura** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Warren Escovey

Item 120 was acted upon earlier in the meeting with the deferred items.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

121 70 E Briar Hollow Lane DPV Approve
Staff recommendation: Grant the plat.
Commission action: Granted the plat.
Motion: **Davis** Second: **Edminster** Vote: **Carries** Opposed: **Dudley, Zakaria and Jard**
Speakers: Clayton Black, Mike Dixon and Jeb Cox-supportive

122 1346 Harward Street DPV Defer
Staff recommendation: Defer the plat per applicant request.
Commission action: Deferred the plat per applicant request.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

123 548 W 24th Street DPV Defer
Staff recommendation: Defer the plat.
Commission action: Deferred the plat.
Motion: **Bohan** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**
Speakers: Heidi Eagleton and Gary Fondel-supportive

124 1201 W 43rd Street DPV Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Asakura** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

I CERTIFICATES OF COMPLIANCE

125 21818 Michael Drive COC Approve
126 27227 Saddle Rock Lane COC Approve
127 24209 Enloe Road COC Approve
128 20748,20754,20766 Canterbury Lane COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

129 Cypress Fairbanks ISD Towne Lake EOA Approve
Campus Sec 2
130 Royal Shores EOA Approve
131 Waterstone Section 7 EOA Approve
132 Bridgeland Creek Parkway Section 2 from NC Approve
Seminole Ridge Drive to Creekside Crossing
Drive Street Dedication (prev. Bridgeland Creek
Parkway from Seminole Ridge Drive to Creekside
Crossing Drive STD)

Staff recommendation: Approve staff's recommendation for items **125-132**.

Commission action: Approved staff's recommendation for items **112-119**.

Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 31, 2013

- a. Benders Landing Sec 2 partial replat no1
- b. Bingham Estates replat no 1 and extension
- c. Evans Estates
- d. Hyde Park Addition partial replat no 1
- e. Idylwood partial replat no 1
- f. Spring Branch Estates no 2 partial replat no 7
- g. Whispering Pines Estates partial replat no 5
- h. Woodland Oaks Section 1 partial replat no 1

Staff recommendation: Establish a public hearing date of October 31, 2013 for items II a-h.

Commission action: Established a public hearing date of October 31, 2013 for items II a-h.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 1311 LOUISIANA STREET

Staff recommendation: Grant the requested landscape variance.

Commission action: Granted the requested landscape variance.

Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Speaker: Christy Kim

V. CONSIDERATION OF A PROTEST FOR A HAZMAT PERMIT APPLICATION FOR 4494 CAMPBELL ROAD.

Staff recommendation: No recommendation given.

Commission action: Granted the HAZMAT permit application for 4494 Campbell road.

VI. CONSIDERATION OF APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON SEPTEMBER 12, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR: 1117 TULANE STREET-HOUSTON HEIGHTS DISTRICT WEST

Commission action: Upheld the decision of the Houston Archaeological and Historical Commission for the denial of a Certificate of Appropriateness for 1117 Tulane Street-Houston Heights District West.

Motion: **Bohan** Second: **Alleman** Vote: **Carries** Opposed: **Davis**
Tartt and Jard

Speaker for items VI: Karen Young- supportive of appeal

**VII. PUBLIC COMMENT
NONE**

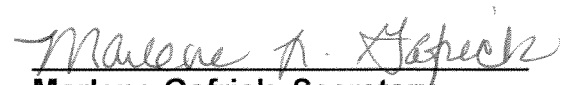
VIII. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:43 p.m.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**



Mark Kilkenny, Chair



Marlene Gafrick, Secretary